

WE DARE YOU TO COMPARE: A COMPARISON TABLE of the PCTownhome (Park Ave. 253) to OTHER CONDO RENTALS

Instructions:

Simply estimate the added value of a PCTownhome (PCTH) feature in comparison to another 2BR, 2BR + Loft or 3BR condo; use a negative amount if the comparable is better; a plus amount if the comp is worse. Add the +/- totals; the lower the rent, the better the value.

LIST OF FEATURES / CONDO UNIT-COMPLEX:	\$ Diff.	PCTH	Condo 1	Condo 2	Condo 3	Condo 4
1. 2 Bedrooms / 4 Beds- 1 King, 1 Queen, 1 Twin & Sleeper	0 - \$100		\$	\$		\$
2. 2.5 Baths - pvt. baths in ea. bedroom; 1/2 bath downstairs	0 - \$30					
3. Onsite Amenities - heated pool, rental office, spas, tennis ct....	0 - \$20					
4. Large Gas Fireplace - gas starter, fire wood	0 - \$15					
5. Electronics - 32" Sony TV, VCR, 6 spkr stereo., DVD/CD...	0 - \$15					
6. Washer/Dryer - inside unit	0 - \$15					
7. Shuttle Bus Stop - 1/2 block away on major route	0 - \$15					
8. Location - 3 blocks to slopes, on golf/ski course	0 - \$15					
9. Computer / High Speed Internet Access & WiFi	0 - \$15					
10. Views - Mts. and Olympic slopes	0 - \$10					
11. TVs in every Bedroom - with remotes	0 - \$10					
12. Deluxe Bedding - White Goose Down Pillows/Comforters	0 - \$10					
13. More Quiet - no adjoining bedroom walls	0 - \$10					
14. Covered Parking - in front of Unit, extra spaces	0 - \$10					
15. Wall Safe - to store valuables	0 - \$5					
16. Humidifier(s)	0 - \$5					
17. Large Hot Water Heater - for longer hot showers	0 - \$5					
18. Ski/Snowboard Storage - Lockable area	0 - \$5					
19. Shopping - food, drugs, video, theater are across street	0 - \$5					
20. Patio/Grill - on 1st floor with direct access to golf / ski courses	0 - \$5					
21. Extra Supplies - towels, soap etc. in vanities/under kitch. sink	0 - \$6					
22. Libraries - DVDs, videos, CDs, tapes & games	0 - \$10					
TOTAL + / - ADJUSTMENTS		\$	\$	\$	\$	\$
DAILY RENTAL						

DO NOT insert amounts under PCTH; only other condos. The \$Diff column has suggested amounts for each feature. For example, if a condo is a 4 bdrm you may want to deduct \$75, however, if it is a 2 bdrm add \$75-\$100. If the washer/dryer is unimportant, add \$0, or \$10-\$15 if important.